

CERTIFICATE OF APPROPRIATENESS

Application Date: November 18, 2016

Applicant: Carrie Moore Arredondo for Maple Street Investment, owner

Property: 1915 Oxford Street, Lot 4, Block 108, Houston Heights Subdivision. The property includes a historic 1,087 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 125') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition.

Construct a 497 square foot one-story addition on the rear of the existing structure.

- Construct a one-story, 36' deep by 14' wide rear addition. The addition will be inset 6" on the south elevation.
- Remove a non-original door and opening on the front porch.
- Install a salvaged door in place of the existing non-original front door.
- Remove metal columns and replace with square wood columns.
- Remove and replace two non-original windows with 1-over-1 windows.
- Remove a window opening on a prior addition.

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1915 Oxford

Building Classification

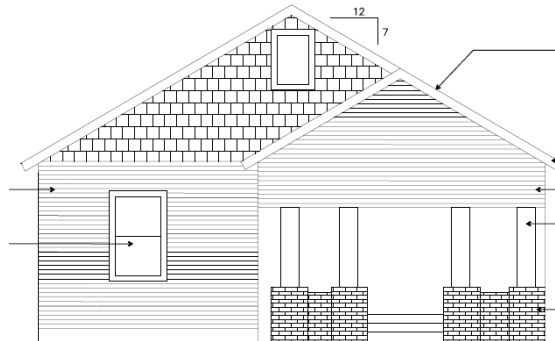
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



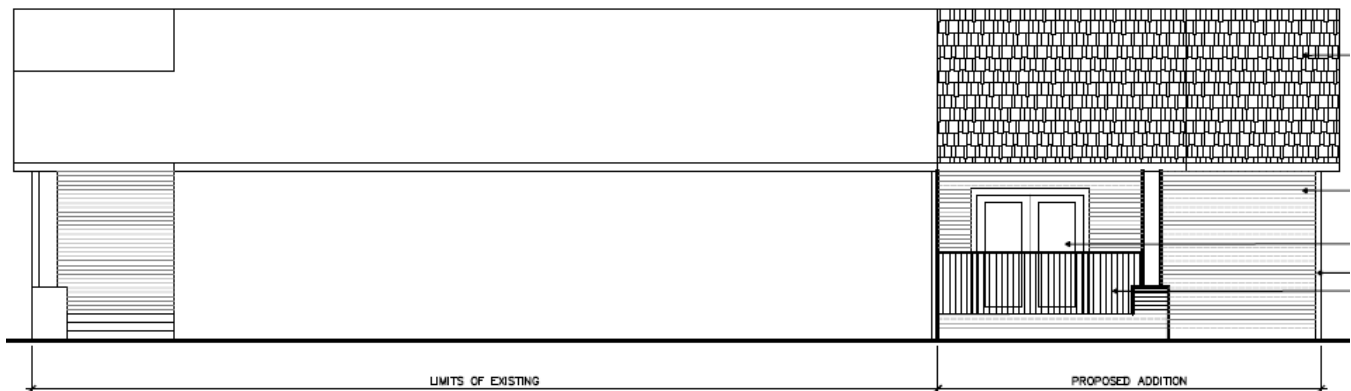
EAST ELEVATION – FRONT FACING OXFORD

EXISTING / PROPOSED



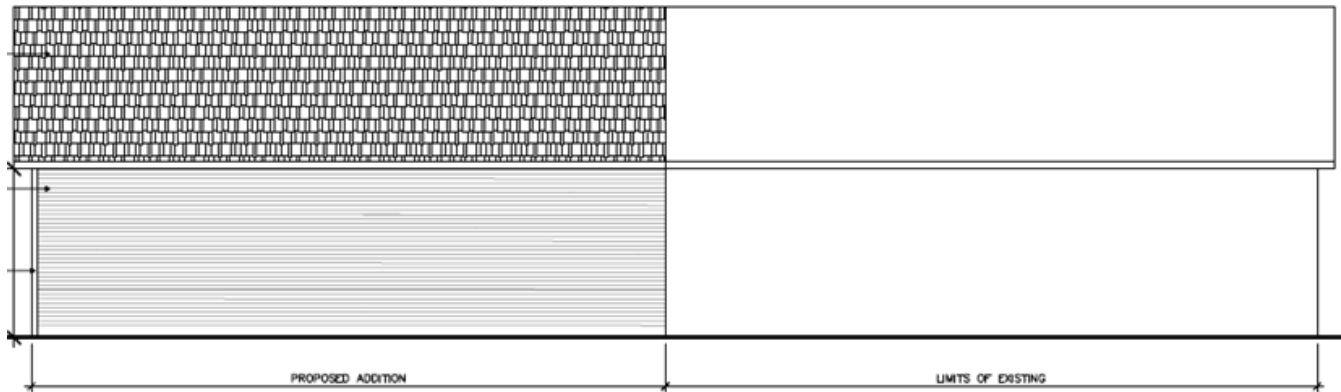
NORTH SIDE ELEVATION

EXISTING / PROPOSED



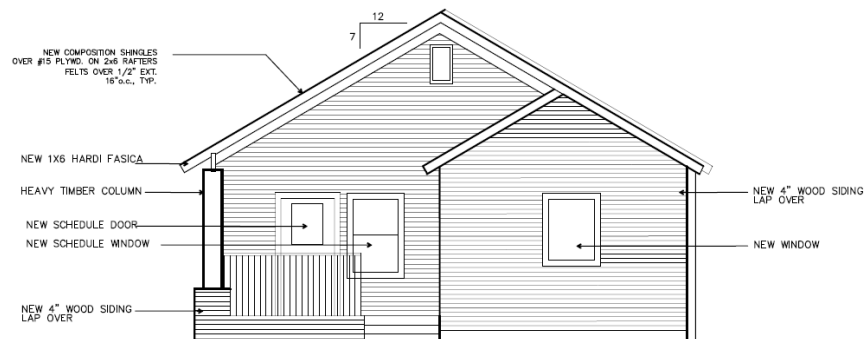
SOUTH SIDE ELEVATION

EXISTING / PROPOSED



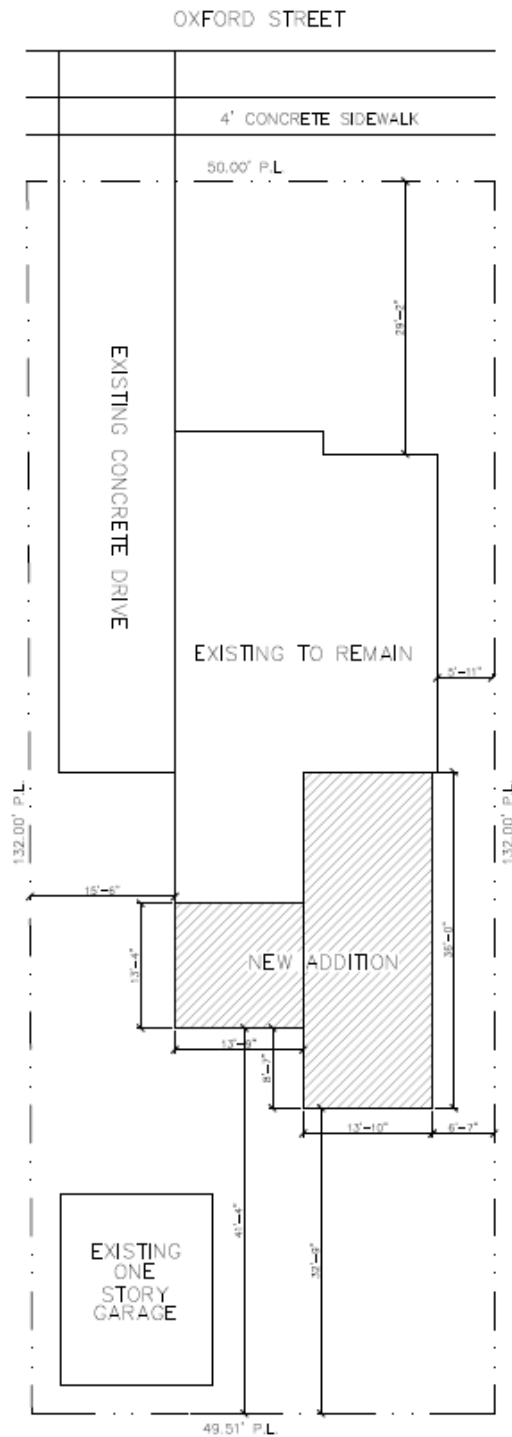
WEST (REAR) ELEVATION

PROPOSED





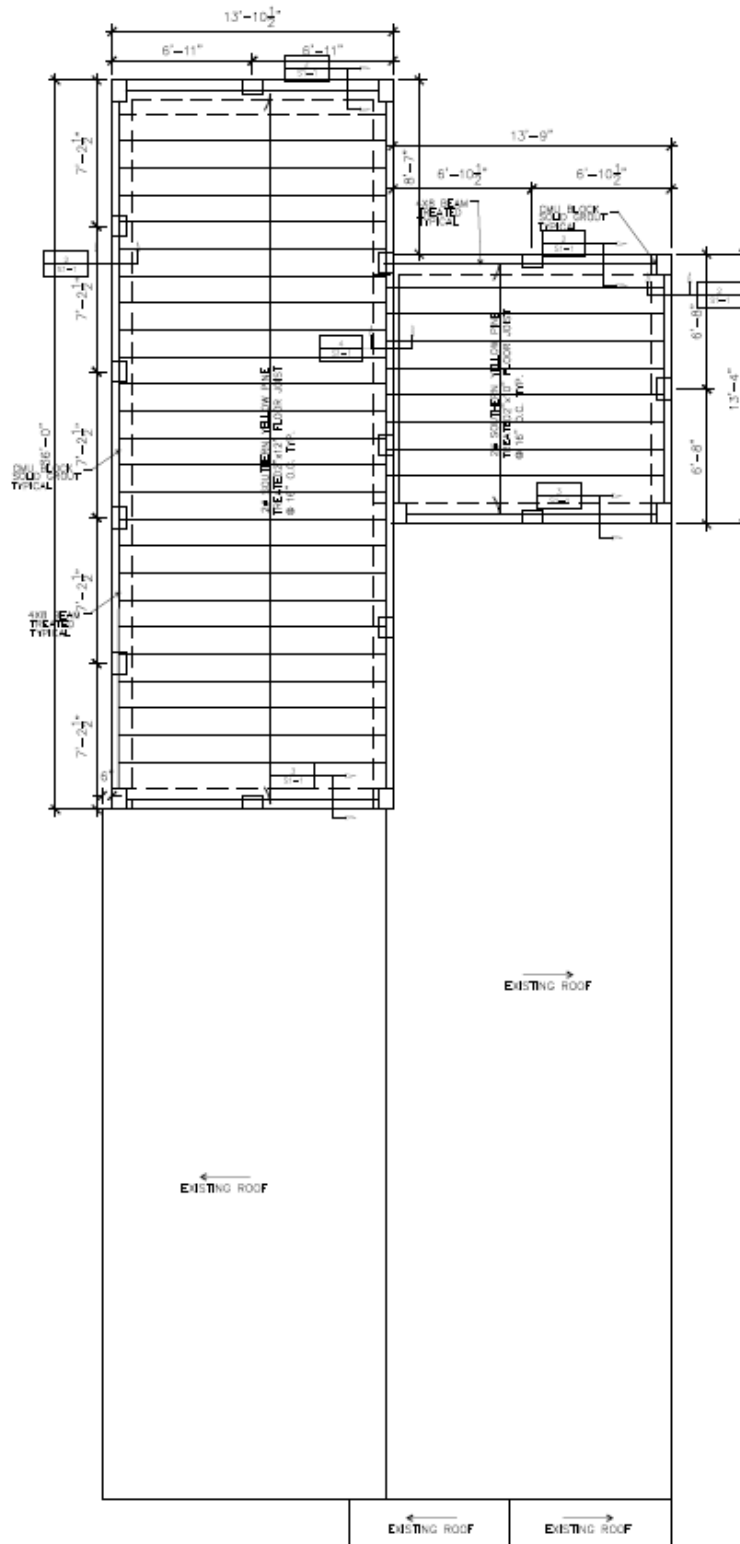
SITE PLAN
EXISTING / PROPOSED





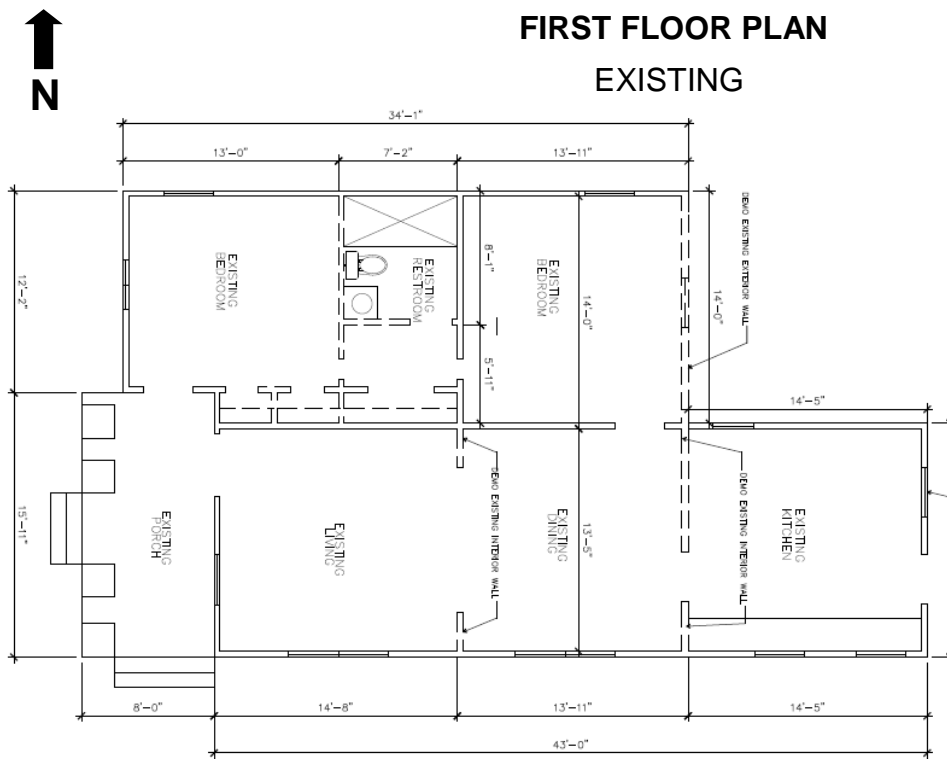
ROOF PLAN

EXISTING / PROPOSED

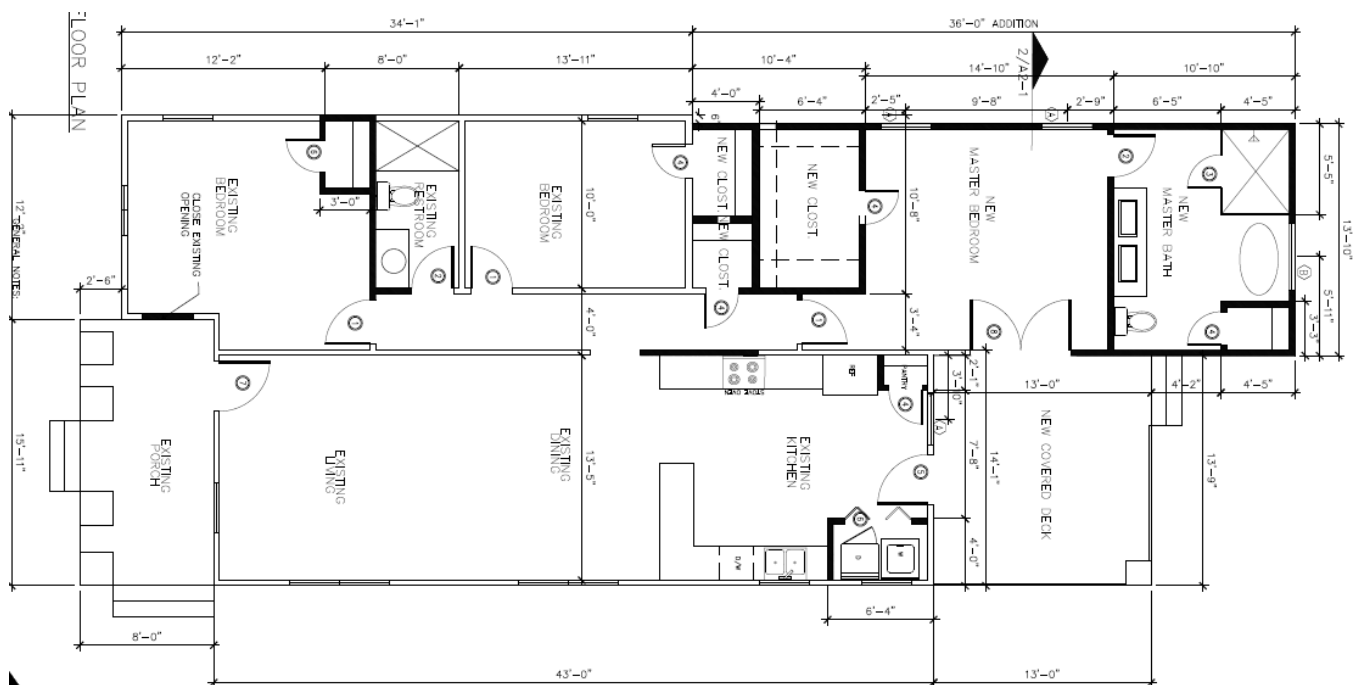


FIRST FLOOR PLAN

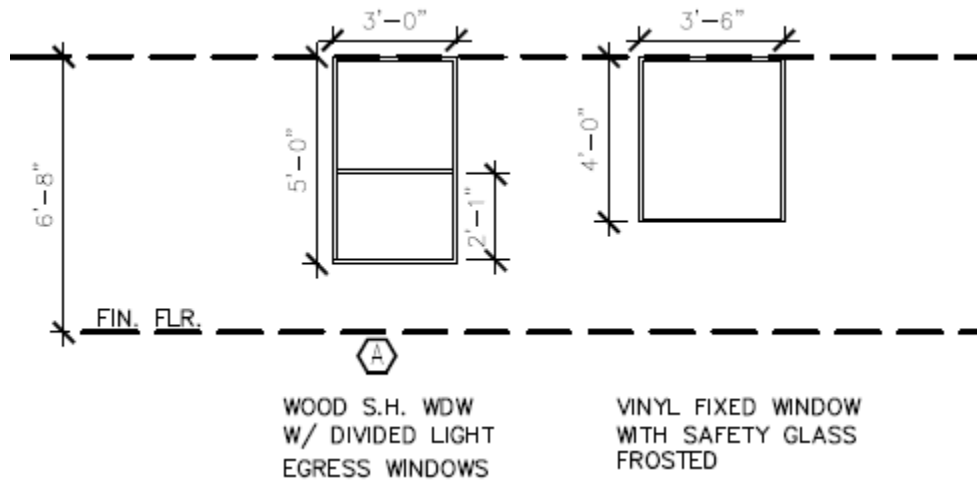
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE
PROPOSED ADDITION WINDOWS



FRONT DOOR

Existing



Proposed



SIDE DOOR TO BE REMOVED



NON-ORIGINAL WINDOWS



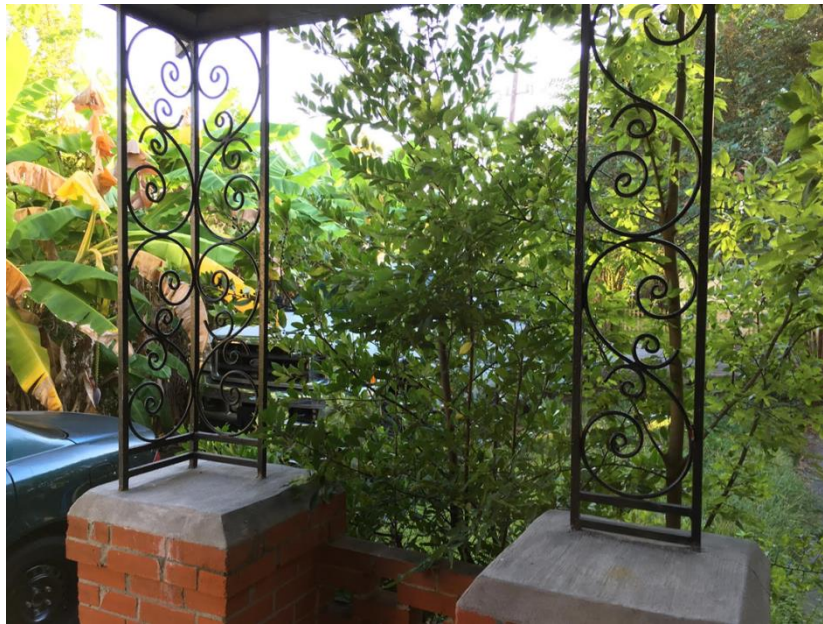
Existing windows on previous additions located on the north elevation. The applicant proposes to replace the window on the left with a wood window of the same dimension and remove the window on the right.



The applicant proposes to remove a non-original aluminum window and replace it with a window to fit the size of the original opening, which is visible due to differences in siding.

COLUMN DETAIL

EXISTING

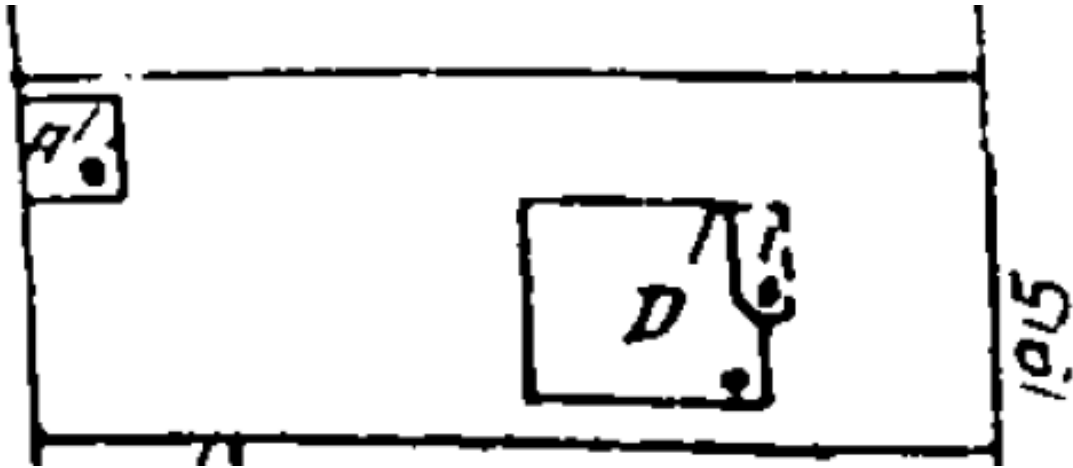


PROPOSED



SANBORN MAP

ORIGINAL PORCH CONFIGURATION



1951 Sanborn Map

PROJECT DETAILS

Shape/Mass: The existing residence is 28' – 1" wide by 34' – 1" with a ridge height of 18' – 5". The proposed rear, one-story addition will feature the same ridge height and result in a depth of 70' – 1". The addition will be inset on the south side by 6" and flush to the north.

Setbacks: The existing residence is setback 29' – 2" from the east (front); 5' – 11" from the south (side); 15' – 6" from the north (side); and 59' – 10" from the west (rear). The proposed addition will alter the west (rear) setback to 32' – 9".

Foundation: The existing residence is constructed on a pier and beam foundation. The proposed addition will feature a pier and beam foundation of the same height.

Windows/Doors: The residence has a mixture of original, wood 1-over-1 windows and aluminum windows. Non-original metal panel doors are on the front of the structure. The applicant proposes to remove the rearmost aluminum window on the north elevation, which is located in a prior addition. The applicant also proposes to replace the other aluminum window on the north elevation which is also located in an addition with a 1-over-1 wood window of the same dimension and to install a 1-over-1 window on the south side elevation to fit the dimensions of the original opening, which has been reduced for a smaller window. Additionally, the applicant proposes to remove a non-original door on the front porch and cover the opening with 4" wood lap siding and replace the non-original front door with a salvaged wood door.

Exterior Materials: The existing residence is clad in 4" wood lap siding. The proposed addition will be clad in matching 4" wood lap siding. A vertical trim board will denote the original northwest corner of the home, which was previously destroyed by prior additions.

Roof: The existing roof features an eave height of 9' – 6", a ridge height of 18' – 5", a pitch of 7:12 and is clad in composite shingles. The roof will be carried back and feature the same ridge, pitch and cladding over the addition. The south eave overhang will be 1' – 6" to compensate for the 6" inset of the addition.

Front Elevation: The existing front elevation features a partial width porch supported by brick piers and metal columns. The remaining portion of the elevation features a single, 1-over-1 window.

(East) The applicant proposes removing the non-original metal columns and installing square, wooden columns. The applicant also proposes to remove a non-original door from the side of the porch and to cover the opening with 4" wood lap siding. Please see drawings for more detail.

Side Elevation: The existing north elevation features a profile of the front porch and six windows, two of which are located in previous additions. The applicant proposes to remove the two windows from the previous additions. A new deck will be constructed with a pair of French doors opening onto it from the addition. Please see drawings for more detail.

(North)

Side Elevation: The existing south elevation features four windows of various sizes. The original bathroom window was removed and filled in to allow for installation of a smaller window. The applicant proposes to replace the current aluminum horizontal slider bathroom window with a 1-over-1 window that matches the original opening. The proposed addition will feature two, 1-over-1 single hung windows.

(South)

Rear Elevation: This elevation is not visible from the street. Please see drawings for more detail.

(West)